

WHS & HANMER SCHOOL BUILDING COMMITTEE REGULAR MEETING MINUTES MONDAY MARCH 23, 2015

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		
	Daniel Camilliere	x		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x		
	David Drake	x		
Liaison Present	Steven Barry, Council Liaison	x		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.			x
Staff Present				
	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal			x
	Fred Bushey, Dir of Maintenance	x		
	Lori Schroll, Administrative Analyst - Engineering	x		
	Sally Katz, Dir. Of Physical Services		x	
Guests Present	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Mark Jeffko, O&G	x		

Call to Order: Chairman called the meeting to order the order at 6:34 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

Public Comments - None

1. Approval of Minutes:

a. Minutes of the March 9, 2015 regular meeting. Motion was made by Dan Camilliere to accept the minutes, seconded by Ed Brymer; Discussion – none

All present voted in favor with the above change. Christine Fortunato and David Drake abstained.

2A. Expenditures:

a. William B. Meyer - Invoice #COM-141-15/2 - 2/27/15 - \$1,603.50

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

b. William B. Meyer - Invoice #C1298/2 - 3/3/15 - \$1,100.00

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

c. William B. Meyer - Invoice #C1266/5 - 3/3/15 - \$372.00

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

d. Quisenberry Arcari - Invoice #7626 - 2/28/15 - \$19,531.11

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

e. Quisenberry Arcari - Invoice #7627 - 2/28/15 - \$250.38

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

f. Broadview Networks - Invoice #121714/02 - 3/2/15 - \$40,558.00

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere; Discussion – Peter asked how there could 240 phones in the school, Mike Emmett answered you have one in every classroom, multiple ones in the main and guidance offices, Media Center and the Coaches offices, they add up.

All present voted in favor

g. Clean Harbors - Invoice #1000814775 - 2/6/15

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion – Frank asked if this is the change order, Mike answered no, just the base bill, Carlos as Fuss and O'Neil is still vetting the additional requests. Tank is done and filled up with concrete. Christine stated on record she is not in support of the change order; Clean Harbor took this job knowing what it consisted of.

All present voted in favor

2B. Contractor Requisitions

a. G&R Valley - Req. #00011 - 2/28/15 - \$38,888.25

Motion was made by Frank Dellaripa to pay this invoice, seconded by Diane Fitzpatrick; Discussion – none

All present voted in favor

b. Ferguson Electric - Req. #00010 - 2/28/15 - \$58,155.01

Motion was made by Peter Gardow to pay this invoice, seconded by Dan Camilliere; Discussion – Frank stated this seemed low compared to the last invoice, Gus said it depends on where they are within in the phase of the project.

All present voted in favor

c. GDS Contracting - Req. #00011 - 2/28/15 - \$30,998.50

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion – none

All present voted in favor

d. G. Donovan Assoc. - Req. #00011 - 2/28/15 - \$164,106.08

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

e. Mackenzie Service - Req. #00004 - 2/28/15 - \$76,224.87

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Ed Brymer; Discussion – none

All present voted in favor

f. L&P Gate - Req. #00012 - 2/28/15 - \$101,250.91

Motion was made by Dan Camilliere to pay this invoice, seconded by Diane Fitzpatrick; Discussion – Frank asked why this one is so high; Gus said this is for the 500 level and mechanical.

All present voted in favor

g. MJ Daly - Req. #00009 - 2/28/15 - \$692,766.60

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Peter Gardow; Discussion – Peter said they still have a lot on the commissioning punch list, is there anything on this bill for the new items. Gus said they haven't billed for those items yet. Peter said they need to get their stuff done. Christine asked Gus if O&G is getting on them to get their stuff done, Gus said yes. Jeff asked at what point do they do it, Gus said they are going in on the break so a lot of these things should be resolved. David asked how they are making out with the software controls, Gus said they are almost done with programming.

All present voted in favor

h. O&G Industries - Req. #00017 - 2/28/15 - \$90,971.00

Motion was made by Ed Brymer to pay this invoice, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

i. Davis Ulmer Sprinkler - Req. #00011 - 2/28/15 - \$14,535.00

Motion was made by Dan Camilliere to pay this invoice, seconded by Ed Brymer; Discussion – none

All present voted in favor

j. Southern Middlesex Industries - Req. #2/28/15 - \$35,625.00

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Ed Brymer; Discussion – Does this include the change order, Gus said yes.

All present voted in favor

3. Change Orders

a. *PCO #201 - Ferguson - Temp light bulb replacement - 2/23/15 - \$4,585.00

Christine said this continues to be tabled. Mark and Mike needed to get more information, should have it for next meeting.

b. PCO#177 - L&P Gate, 1/19/15 - \$2,882.00

Motion was made by Peter Gardow to accept this PCO, seconded by Frank Dellaripa; Discussion – David asked if this is the steel holding up the stairs, Gus said it was the grand stair. David asked why did L&P Gate do this, Gus said he is cheaper.

All present voted in favor

c. PCO #213 - CT. Mason - 4 in. CMU at elevator panel - 3/2/15 - \$2,656.00

Motion was made by Dan Camilliere to accept this, seconded by Peter Gardow; Discussion –none

All present voted in favor

d PCO #229- G&R Valley - RFI 450 ledge storage Rm. 85 - 3/6/15 - \$11,386.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Dan Camilliere; Discussion – Frank asked if this work is completed, Gus said yes. Frank asked if they had sent out an email on this, Gus said yes there were a few emails that went out, time and material work done in basement. Rusty said this was the acid waste tank in the basement and when they started excavating for it they hit rock.

All present voted in favor

e. PCO #208 - CT. Mason - RFI 390 Area G duct shafts - 2/25/15 - \$1,298.00

Motion was made by Frank Dellaripa to accept this, seconded by Diane Fitzpatrick; Discussion – none

All present voted in favor

f. PCO #214 - CT. Mason - Brick at Columns Media Center - 3/2/15 - \$7,498.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Dan Camilliere; Discussion – this is in the new media center, the work that has been done has already been approved by emails the committee is just ratifying the approval.

All present voted in favor

g. PCO #215 - CT. Mason - ASI 25 Masonry at Elev. Addition - 3/2/15 - \$3,869.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – none

All present voted in favor

h. PCO #232r - GDS - Patching req'd at door frames - 3/17/15 - \$5,659.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – Peter asked if there are a lot of doorways on here, what the situation was. Gus said that on the 200 level patching around the doors. Rusty said they had to open up the walls and when doing it they found out a lot of the studs didn't go all the way to the deck, so they had to look at ways of making them work.

All present voted in favor

i. PCO #233 - GDS - RFI 498 Prep Rm. 402A duct enclosure - 3/12/15, \$3,226.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

j. PCO #216 - CT Mason- CMU Wall at men's room #60 - 3/8/15 - \$3,165.00

Motion was made by Dan Camilliere to accept this, seconded by Ed Brymer; Discussion – none

All present voted in favor

k. PCO #222 - GDS - Drywall changes per 20FEB walk thru - 3/5/15 - \$17,134.00

Motion was made by Diane Fitzpatrick to accept this, seconded by Ed Brymer; Discussion – Frank asked if this is the admin area, Gus said yes, he said it's more than 4000 sq. ft.

All present voted in favor

l. PCO #248 - L&P Gate - RFI 455 Area H duct shaft - 3/12/15 - \$4,478.00

Motion was made by Frank Dellaripa to accept this, seconded by David Drake; Discussion – none

All present voted in favor

m. PCO #249- L&P Gate - Remove trusses AHU 2 & 3 - 3/12/15 - \$1,470.00

Motion was made by Dan Camilliere to accept this, seconded by Frank Dellaripa; Discussion – Frank asked if anyone from the building department got involved. Mike said typically it is the structural engineer of record, and obviously Steve knows about it.

All present voted in favor

n. PCO #250- GDS - 3/12/15 - \$12,144.00

Motion was made by Frank Dellaripa to accept this, seconded by Peter Gardow; Discussion – Gus said it is similar to the admin level but on the 300 and 500 levels. They will be furrowing into the wall and sheetrock over it, because the wall is in bad shape.

All present voted in favor

o. PCO #247 - L&P Gate - RFI 589 unsupported masonry - 3/12/15 - \$5,557.00

Motion was made by Frank Dellaripa to accept this, seconded by Dan Camilliere; Discussion – Gus said these are steel plates that will be welded on existing beams to hold the brick that was uncovered during the stair 12 demo.

All present voted in favor

p. PCO #259 - Ferguson - Back charges Mackenzie/MJDaly - 3/12/15 - \$196.00 & \$4,327.00

Motion was made by Dan Camilliere to accept this, seconded by Ed Brymer; Discussion – Mike said there is no net cost to the project; Gus said they both agree with the back charges.

All present voted in favor

***tabled from 3/9/15 Special Meeting**

4. New Proposals - none

4. Architect/CM

a. O&G Monthly Report - Report Attached

Gus went over the report as follows:

Summary data - Overall construction work - we are 51% complete with the overall construction work for renovation and 54% for the site work; 94% for concrete and 99% structural steel are phase 1 additions.

We have \$70,493,091.00 encumbered to date; we have committed contracts of \$69,211,439, pending VE credit changes of -\$6,820, estimated pending changes of \$1,377,641 and value of approved changes is a credit of \$1,105,618. The projected construction cost of is \$69,476,642, the approved project budget \$83,794,709, the owners cost is \$13,411,003 projected total project cost is \$82,887,644

CM Report:

This is a breakdown of summary data and the contracts that are committed, estimated changes pending changes and approved changes. As of right now the construction contingency has \$1,016,449. Christine asked if any fines have been levied against contractors, and where would that money go? Gus said it would go back to the contingency, and it will be a deduct change order to the contractor. Christine asked if there is a line item on the report showing that, Gus said that this will be treated like a change order to the contractor so there wouldn't be a separate line item but it will be reflected in the change orders. Christine asked if any fines have been levied against any of the contractors, Gus answered he hasn't any brought any before the committee yet; we do have fines against some of the contractors regarding safety issues, but we didn't issue them the change orders yet. Christine said she wanted to make sure they do come before the committee, and that we are levying fines when we can.

Christine asked where would the Audio Consultant come out of, Rusty said it is in the FFE & Technology section, it is not a separate breakout. Christine said she wants to make sure it is an item and that we are not trading off equipment to bring in a consultant. Rusty said it is in the IT Equipment and software line. Gus said that the budget for those line items is \$1,850,000 and \$406,541 has been spent from it.

Our construction contingency is \$907,065, plus \$800,000 left in allowances and \$408,000 in owner's contingency for an approximate total of \$2.1 million. We should only be looking at the owners & construction contingency right now.

Change orders by Trade Contractors Report - estimated and pending change orders and approved changed orders. Christine asked if these numbers are in the contingency number above, Gus said yes they are. Christine asked Gus if going forward when a change order comes up if he could remind the committee that the item has already been budgeted for, or if it is brand new and not anticipated to let them know that. Mike said we could add that to the Agenda.

Christine asked about the pipe in the admin area, was this anticipated and was it in contingency; Gus said no it has not been.

Christine asked if there are any major outstanding issues on RFI's, and do you have a way of indicating if they are resolved. Gus said he would.

Gus said O&G will be meeting with SMI and Fuss & O'Neil regarding the abatement work schedule for the upcoming break.

Gus said the project schedule is as follows: We are in Phase 2a - cooling towers will be installed on March 25, gas utility disconnect by 6/30.

Ed said he thinks a lot of work goes into this report, and he thanked Gus for it.

Power shut down is planned for Spring break, it was set for Sat 3/28, and Gus has asked them to change it to an afternoon. Also, abatement work will be done next week; phase 1 punch list items and MJ Daly will work on the commissioning items.

Frank asked if the stuff has been ordered, Mark said the auditorium seats are the top item on their list. Mark said he has directed the contractor to provide the basic design seat, the contractor responded by email why they don't believe they need to provide it, Rusty responded last week and there is a meeting tomorrow the contractor. Rusty said the Contractor is saying because there is certain information in the specifications he is not obligated to meet those requirements, even though Rusty had identified manufacturers and a basis of design seat. The contractor stated they didn't have enough time during the bid time to look at these seats. There is a difference of opinion between the contractor and the architect. Rusty said that they chose not to provide an equal seat. Jeff said Rusty's position is consistent with what Al Divincentis has told us in the past regarding basis of design issues. Christine stated to Rusty, maybe when he is at the trailer with contractor that they should go on line together and build the seat and see where they come.

Mike said in the vendor's schedule of value he does have it separate from labor, Rusty said he has \$178.00 per seal for install this is a low number, the contractor has approximately, \$128,000 budget for the seats, it looks like he is off \$100,000, but the contractor is saying he is off by \$20,000.

Diane asked what our options are; Rusty said his position is they owe us the right seat, but if he doesn't get it for us, Diane asked us what are our options, and plan of attacks. Rusty said there is language in the contract we will direct you to buy the seats, Mark interjected and if they don't follow that direction, then we get a letter from the attorney and we can get another contractor who will. This contractor is our general trade contractor and has a \$5,000,000 contract with us.

David asked how much does the seat cost we want, Rusty said it costs approximately, \$270,000.

Diane asked if DAS have a contract for seats, and request them to buy from the seat. Rusty said the quote he got is \$232,000 for the seats and \$132,000 for installation. Mike said the contractor bid \$128,000 for the seats and \$28,000 installed. Diane asked if we question him on why he was so low, Mike said at the time of bid they do not have a schedule of values. Christine reiterated to Rusty that he should sit down with him and pick out the chair, and if there is disagreement we will know then.

Christine said his position is your specs weren't specific enough, Rusty said he disagrees; he said that this contractor has been trying to get different product in there in each submittal. David said we cannot be cheap with this, the last set of seats were good for 30 years, Jeff said the public area's need to shine. Frank said that he was at the University of Hartford and he noticed that those seats and they only had 2 out of the 4 bolts in there; Rusty said that if they do that he would put that on the punch list. We need to move on this issue ASAP.

Diane asked about the sound board, she said that at the last meeting we had discussed it was going to be moved to the back, but she was informed at a PTSA meeting that it was going into the middle. Rusty said at the direction of the Building Committee it will be in the back.

Christine asked if it was always envisioned that there would be audio consultant, Rusty said yes for the auditorium for specialty sound system. Christine asked this isn't a consulting service that is in Rusty's contract, it's on the owner's side. David asked if the supplier of the equipment can recommend a consultant, Rusty said the consultant they were looking at was going to provide the equipment and design it. Christine asked who's responsibility was it to get the consultant in, Rusty said the first time he heard they didn't have one was last week. Christine asked Fred what happened, Fred said he called the guy and he told him he couldn't do it. Christine asked about the second person that Mr. Roets recommended, Fred said it wasn't in his preview. Christine said the Board of Ed person was going to take the lead on this, now Rusty will have to follow up; we need to get going on this.

b. Safety & Security - L&P Gate -

c. Architects Report - Auditorium Seats - Window Sun Glare Options - Trainers office sink & W/D

Rusty stated he has asked for 2x2 samples of the window film to put up to see if this will alleviate the problem in the rooms that need it.

Regarding the washer and dryer, Rusty said CS is putting drawings together to give it to O&G to get prices; Gus said this will be summers work.

Rusty continued on to talk about the lighting, what was basis of design and what was in the spec., the K & R fixtures. He had received a letter from Ferguson that they weren't going to provide basis of design they were going to provide one from the other manufactures. Rusty said the response from the attorney was that they can do that, we just have to get the right fixture and we have to look at what the fixture is. Rusty said they sent him a cut sheet, and the item didn't resemble what we were trying to accomplish. He said he told them he wanted another fixture from their manufacturer they provide. He also deleted 46 fixtures and that was to compensate for the more costly gym fixtures. Ferguson responded with a \$22,000 add, Rusty said now they have to sit down with them. Ferguson deleted all 55 R fixtures at a \$500 level and added these other fixtures in at a \$1200 value, Rusty said he doesn't know how they have the nerve to submit this, and he is in complete disagreement with this. Rusty said he needs to go over this and tell them this is not acceptable, they had said that there would be no extra cost if we went with the approved manufacturer, so when Rusty picked the fixture from that manufacturer, there is now an extra cost. By next week, have some decision.

5. Correspondence - Copy of O&G Phasing/schedule presented at 3/9/15 meeting (attachment)

6. Committee Reports:

Site-work / Construction – Ed stated the following was discussed:

The pipe issue was covered tonight; Fred announced that the sound consultant they were hoping could do the sound system in the auditorium; unfortunately he is unable to do it. We need to find a new consultant. The Fire Marshal has a safety issue with a welder that he told to stop and apparently he didn't stop and it won't happen again and the auditorium seats.

Gus said that Spazzarini is going to be working on the water line into the school during the break, Mike asked if we are anticipating finding ledge, they said yes.

Communications - Diane said that they met tonight; they are going to try to get Wethersfield Life to write an article similar to the one in the Hartford Courant. They spoke about having a small open house

when the weather gets better to show off the new areas, and having a big open house for the public in September.

Technology/Furniture – no report

Energy/Commissioning – Peter said they were out on the 17th, 6 new items went on the list, nothing was closed and #48 is still empty

Finance – Christine said they talked about contingency and about the State progress payments and how they will be putting in for the next one. There is confusion with the reimbursement rate; Jeff said that Mike O'Neil will speak to Page Farnham regarding this.

Christine said they also talked about where we are with finances; we spoke about where we may want to make changes. Should we look at making changes, where we have operable windows maybe going with inoperable windows; Mike suggested we look at the original VE items again? David asked if the chillers are natural gas, did we look at putting an option on it taking the heat off the compressors and put it in the hot water tank. Rusty replied he doesn't recall; he will speak with the engineer about it.

7. Old Business -

a. CL&P Transformer Leak Costs - Jeff stated that there was a meeting that included Fire Marshal Dignoti, Jeff and Mike to go over that night. Fire Marshal Dignoti told the CL&P Representatives that their people didn't take charge that night, so the Town had to. They didn't have this information so they are going back to see what they charged us for. Mike said that the \$37,000 was just for the clean-up crew, they haven't billed us for the transformer.

Ed stated he would like to take a moment to let everyone know how hard Christine works on this committee, he received a text from her one morning at 4:25 a.m., being up he called her and they spoke for over 1 ½ hours about school board items.

8. New Business - none

9. Upcoming Dates

a. April 6, 2015 next Town Council meeting - The Ferguson lighting will be on this Agenda along with the delta on the gym lights.

b. April 13, 2015 next Building Committee meeting

10. Adjourn - Motion made by Ed Brymer seconded by Diane Fitzpatrick to adjourn.

All present voted in favor.

Meeting adjourned at 8:50 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk